



**Town of Harpswell
Code Enforcement Office
Building Permit/Land Use Permit Application**

Map 36 Lot(s) 8

(CEO Approval Sticker)

Conditions of Approval / Comments:

Impermeable Coverage: _____

COMPLETE APPLICATION IN ITS ENTIRETY

Permit Types(s) Requested:

☐ New Structure ☒ Addition ☒ Alteration ☐ Replacement ☐ Pier, Dock, Float, Wharf
☐ Accessory Structure ☐ Earth Moving/Filling ☐ Other _____

Applicant Name:

Stephen Pondelis, Attardo Pondelis Architecture

Mailing Address: 81 Bridge Street, Suite 402

Yarmouth, Maine 04096

E-Mail Address: stephen@attardopondelis.com

Telephone Numbers:

Days: (207) 653-9470

Nights: _____

Owner Name:

Bellevue Properties, LLC

Mailing Address: P.O. Box 1395

1200 Minot Ave, Auburn, Maine 04211

E-Mail Address: david@electricalsystemsofmaine.com

Telephone Numbers:

Days: (207) 576-4079

Nights: _____

Contractor Name:

Greg Lanou, Wright-Ryan Homes

Mailing Address: 10 Danforth Street

Portland, Maine 04101

E-Mail Address: glanou@wright-ryan.com

Telephone Numbers:

Days: (207) 756-2612

Nights: _____

Location or Physical Address of Site: 118 LOOKOUT POINT ROAD

Estimated Cost

\$ 500,000

**Proposed
Property Line Setbacks**

Front 14' - 10"

Left 15' - 8"

Right 7' - 0"

Back 58' - 9"

**Proposed
Water Setbacks**

Wetland _____

Tidal 147' - 6"

River _____

Stream _____

Zoning District(s) Circle all that apply: Interior Shoreland Residential Shoreland Business
Commercial Fishing I Commercial Fishing II Resource Protection

Special Flood Hazard Area: YES NO Zone A3 Elevation Above 100 year flood: YES NO

Existing Land Use(s) Circle all that apply: Residential Commercial Institutional

Proposed Land Use(s) Circle all that apply: Residential Commercial Institutional

PROPOSED NEW CONSTRUCTION ACTIVITY:

Structure Dimensions: L 55' W 28' #Stories 4 Garage s.f. N/A
Basement s.f. 1236.6 1st Story s.f. 1420.6 2nd Story s.f. 1267.7 Deck/Patio s.f. 358
Structure Height: Present 32'-11" Proposed 34'-11" Other s.f. 3rd Story: 404.5
Number of Bedrooms: Present 4 Proposed 4 Shed s.f. N/A
Total Impermeable Coverage*: Present s.f. 3,081 % 45.2 Proposed s.f. 2,728.8 % 40.1

*Include all non-vegetated land area: buildings, porches, sheds, driveways, parking areas, patios, etc. _____

*OTHER DRILLED WELL INFO UNKNOWN

Type of Water Supply: ☐ Dug Well ☒ Drilled Well ☐ Community Well Age 23 Depth 125' Gal/Min 10

Type of Septic System: ☒ Subsurface ☐ Holding Tank ☐ OBD ☐ Unknown _____ Year Installed _____ Permit # _____

Section 3. Project Description

Describe your proposed activity. If applicable describe the type of building, length, width, height, number of stories, and proposed use. **Please include a floor plan.** Be thorough to avoid delays in review of your project.

Renovation of existing house, raising it 2 feet to provide headroom in the basement, new foundation, replacing existing addition at rear with two story addition and screened porch. Dimensions shown on floor plans. Number of bedrooms (4) will remain the same. New septic system by Albert Frick Associates. Total impermeable lot coverage will be reduced and total volume increase less than 30%.

Section 4. Non-conforming Structures

☐ Check here if not applicable

A. s.f. of portion of the structure which is less than the required setback 3622.8

A. c.f. of portion of the structure which is less than the required setback 30,059.6

B. s.f. of previous expansions of portion of structure which is less than the required setback 0 *deck addition
in 2013

B. c.f. of previous expansions of portion of structure which is less than the required setback 0

C. s.f. of proposed expansion of portion of structure which is less than the required setback 706.6

C. c.f. of proposed expansion of portion of structure which is less than the required setback 8,433.5

D. % increase of s.f. of actual and proposed expansions of the portion of the structure which is less than the required setback (% increase = $B+C \times 100$)

D. % increase of c.f. of actual and proposed expansions of the portion of the structure which is less than the required setback (% increase = $B+C \times 100$)

A 19.5%

A 28.1%

Section 5. Modular and Mobile Homes

☒ Check here if not applicable

Year Made _____ Make _____ Model _____ Size _____

Serial Number _____ HUD Certification Number _____

Foundation Type & Size _____ Prestressed Concrete Pads Size _____

Gravel Pad _____ Other _____

OWNER STATEMENT

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

I hereby certify that I understand that I MAY NOT start ANY part of my project without first receiving my permit and that if work is found to be started prior to receiving a permit, I will be subject to TRIPLE the normal cost of the permit.

ATTARDO PONDELIS
ARCHITECTURE

Signature of Applicant Stephen Pondelis

date 6/9/2020

Signature of Owner David Tassinari

date 6/9/2020

Permit Fee: \$50.00+ \$ _____

Internal Plumbing Fee: \$ _____

External Plumbing Fee: \$ _____

Flood Hazard Fee: \$ _____

Nonconforming Structure Fee: \$ _____

Planning Board Fee (if applicable) \$ _____

Amount Due \$ _____

Date: _____

Fees: \$50.00 PLUS:

\$0.30 per square foot for structures 2000 ft² or smaller

\$0.40 per square foot for structures over 2000 ft²

\$75.00 additional if the structure is nonconforming

\$25.00 flat fee for new detached structures under 100ft² with no utilities

Annual Renewal: 50% of original permit upon showing of reasonable need for extension of time to commence

Additional fees may apply if Planning Board review is required

Triple fee if project started prior to receiving a permit

Have You:

Completed all applicable sections of the application?

Supplied documentation of proper subsurface wastewater disposal?

Enclosed a clearly labeled floor plan if applicable?

Have you signed the application and plot plan?

Enclosed the fee?

Enclosed a side view drawing indicating the height from mean original grade?

Has the proposed structure been staked out?

Enclosed a Letter of Authorization if applicable?

Inspections to be completed by Code Enforcement Officer

Map _____ Lot _____	Address: _____		
<u>Concrete Slab-on-Ground</u> <small>Vapor Retarder, Construction</small> <u>Decay & Termite Protection</u> <small>Decay & Termite</small> <u>Energy Efficiency</u> <small>Insulation, R-Value, U-Factor, Fenestration</small> <u>Floor & Ceiling Framing</u> <small>Spans, Bearings, Cutting, Notching, Headers, Support & Bridging</small> <u>Footing Environment</u> <small>Environment, Width & Thickness, Placement, Surface & Step</small> <u>Foundation</u> <small>Construction, Thickness, Backfill Height, Radon, Drainage, Waterproofing, Radon System</small>	<u>Date/CEO</u> _____ _____ _____ _____ _____ _____ _____ _____	<u>Date/CEO</u> _____ _____ _____ _____ _____ _____ _____ _____	<u>Interior & Exterior Finish</u> <small>Gypsum Board, Interior Paneling, Exterior Weather Resistant Siding</small> <u>Roof Covering</u> <small>Shingle Underlayment, Ventilation, Attic Access</small> <u>Roof Framing</u> <small>Construction, Truss & Tie-Down</small> <u>Safety* for Final Inspection</u> <small>Light & Ventilation, Glazing, Handrail, Smoke Alarm, Emergency Escape, <u>Radon Test*</u></small> <u>Sheathing</u> <small>Underlayment, Subfloor, Structural Panel Subfloor, Plywood Wall & Roof, Particleboard</small> <u>Wall Framing</u> <small>Bearing Walls, Bracing, Fire-blocking, Headers, Cutting, Notching</small>

Plot Plan

Please be as detailed as possible. Include all present and proposed structures, wells, septic areas, driveways and location of erosion control method. Also include setbacks of structures to each other and lot lines.

SEE SAMPLE, NEXT PAGE.

See attached L1.1 Proposed Site Plan

OWNER STATEMENT OF ACCURACY AND EROSION CONTROL

I hereby attest that the above drawing and dimensions are correct to the best of my knowledge.

Before any soil is disturbed, I will properly install and maintain an erosion control barrier. This barrier will be adequate to prevent any soil erosion that may take place due to the construction project. The barrier shall remain in place until construction is complete and any disturbed area is re-vegetated and stabilized.

Signature of Applicant Stefano Ponderis ATTARDO PONDELIS date 6/9/2020
ARCHITECTURE

Signature of Owner Dana Tasseroni date 6/9/2020

§4553-A. Physical or mental disability

1. Physical or mental disability, defined. "Physical or mental disability" means:

A. A physical or mental impairment that:

- (1) Substantially limits one or more of a person's major life activities;
- (2) Significantly impairs physical or mental health; or
- (3) Requires special education, vocational rehabilitation or related services; [PL 2007, c. 385, §3 (NEW).]

B. Without regard to severity unless otherwise indicated: absent, artificial or replacement limbs, hands, feet or vital organs; alcoholism; amyotrophic lateral sclerosis; bipolar disorder; blindness or abnormal vision loss; cancer; cerebral palsy; chronic obstructive pulmonary disease; Crohn's disease; cystic fibrosis; deafness or abnormal hearing loss; diabetes; substantial disfigurement; epilepsy; heart disease; HIV or AIDS; kidney or renal diseases; lupus; major depressive disorder; mastectomy; intellectual disability; multiple sclerosis; muscular dystrophy; paralysis; Parkinson's disease; pervasive developmental disorders; rheumatoid arthritis; schizophrenia; and acquired brain injury; [PL 2011, c. 542, Pt. A, §3 (AMD).]

C. With respect to an individual, having a record of any of the conditions in paragraph A or B; or [PL 2007, c. 385, §3 (NEW).]

D. With respect to an individual, being regarded as having or likely to develop any of the conditions in paragraph A or B. [PL 2007, c. 385, §3 (NEW).]

[PL 2011, c. 542, Pt. A, §3 (AMD).]

2. Additional terms. For purposes of this section:

A. The existence of a physical or mental disability is determined without regard to the ameliorative effects of mitigating measures such as medication, auxiliary aids or prosthetic devices; and [PL 2007, c. 385, §3 (NEW).]

B. "Significantly impairs physical or mental health" means having an actual or expected duration of more than 6 months and impairing health to a significant extent as compared to what is ordinarily experienced in the general population. [PL 2007, c. 385, §3 (NEW).]

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-2070 FAX (207) 287-4172

PROPERTY LOCATION		>>CAUTION: LPI APPROVAL REQUIRED<<	
City, Town, or Plantation	HARPSWELL	Town/City	Permit #
Street or Road	118 LOOKOUT POINT ROAD	Date Permit Issued	Fee \$ Double Fee Charged []
Subdivision, Lot #			L.P.I.#
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature	
Name (last, first, MI)	DAVID TASSINARI	Fee \$	State Fee Fee \$ Locally Adopted Fee
Mailing Address of Owner/Applicant	C/O STEPHEN PONDELIS ATTARDO PONDELIS 81 BRIDGE STREET #402 YARMOUTH, ME 04096	Copy: [] Owner [] Town [] State	
Daytime Tel. #	653-9470	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
		Municipal Tax Map # 8 Lot # 36	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner/Applicant		Local Plumbing Inspector Signature	
Date		(1st) Date Approved	
		(2nd) Date Approved	

PERMIT INFORMATION

TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type Replaced: UNKNOWN Year Installed: UNKNOWN <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input type="checkbox"/> 1.No Rule Variance <input type="checkbox"/> 2.First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3.Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input checked="" type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4.Minimum Lot Size Variance <input type="checkbox"/> 5.Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-Engineered System <input type="checkbox"/> 2. Primitive System(graywater & alt toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: <input type="checkbox"/> 4. Non-Engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-Engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System(2000gpd+) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: BIOMICROBICS BIOBARRIER MBR 0.5 OR EQUIVALENT <input type="checkbox"/> 12. Miscellaneous components
SIZE OF PROPERTY 6,811 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: 4 <input type="checkbox"/> 2. Multiple Family Dwelling, No of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	
SHORELAND ZONING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other:	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete *CUSTOM TANK <input checked="" type="checkbox"/> a. Regular MADE BY GENEST <input type="checkbox"/> b. Low Profile CONCRETE <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: CAPACITY: 2000* GAL. SEE NOTE ON PAGE 3	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. Cluster array <input checked="" type="checkbox"/> c.Linear <input checked="" type="checkbox"/> b. Regular <input type="checkbox"/> d. H-20 loaded <input type="checkbox"/> 4. Other: SIZE: 200 sq. ft. <input type="checkbox"/> lin. ft. 4 HIGH CAPACITY PLASTIC CHAMBER UNITS	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. Multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. Increase in tank capacity <input type="checkbox"/> d. Filter on tank outlet	DESIGN FLOW 360 gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION 2 / AIII at Observation Hole # TP 1 Depth 33" of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Medium - 2.6 sq.ft./gpd <input checked="" type="checkbox"/> 2. Medium-Large - 3.3 sq.ft./gpd <input type="checkbox"/> 3. Large - 4.1 sq.ft./gpd <input type="checkbox"/> 4. Extra-Large - 5.0 sq.ft./gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not required <input type="checkbox"/> 2. May be required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: SEE NOTE ON PAGE 3 DOSE: _____ gallons	4 BEDROOMS AT 90 GALLONS PER DAY EACH <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER-METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. N43 d 48 m 27.44 s Lon. W69 d 59 m 32.27 s If g.p.s., state margin of error

SITE EVALUATOR STATEMENT

I certify that on 1/28/2020 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241)

Site Evaluator Signature

352
SE #

Date

BRADY A. FRICK

Site Evaluator Name Printed

(207) 839-5563
Telephone Number

BRADY@ALBERTFRICK.COM
E-mail Address

ALBERT FRICK ASSOCIATES - 380B MAIN STREET, GORHAM, MAINE 04038 - (207) 839-5563
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator

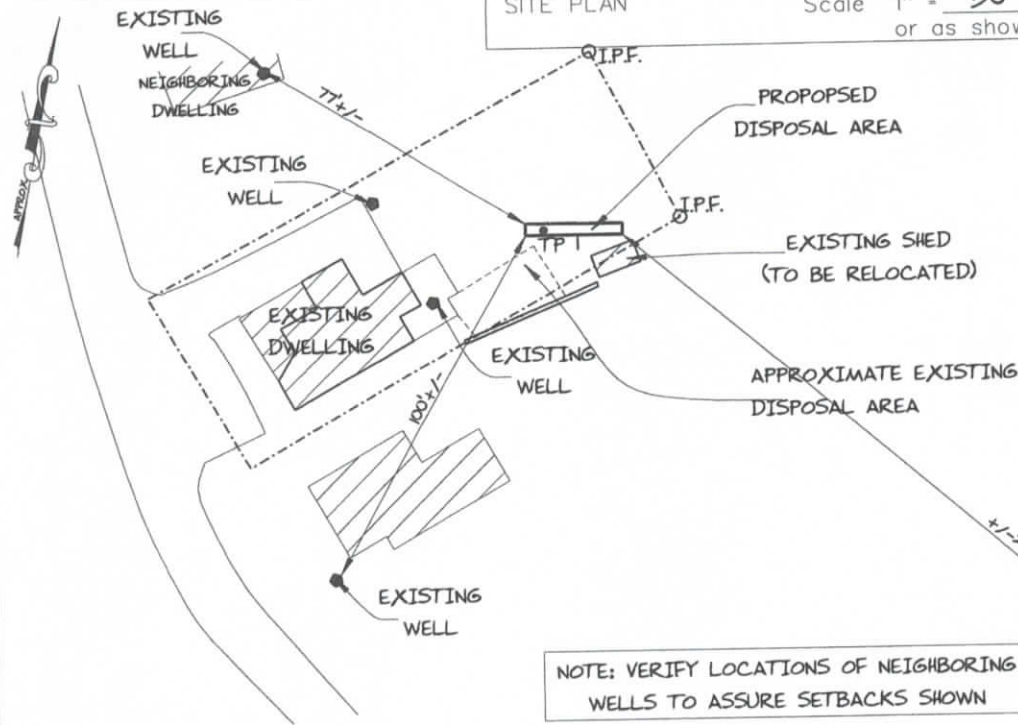
Page 1 of 3
HHE-200 Rev. 11/2013

Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4172

DAVID TASSINARI

Scale 1" = 50 Ft.
or as shown

A hand-drawn map showing the location of the 'SITE #118' near the 'OCEAN'. The map includes 'LOOKOUT POINT ROAD' and 'LITTLEFIELD ROAD'. A road labeled 'HARSHWELL NECK RD (RT 123)' runs diagonally, intersecting with 'ALLEN PT RD'.



APPROXIMATE
PUBLIC WATER
SUPPLY WELL
(THE HARPSWELL INN)

Observation Hole _____ ☐ Test Pit ☐ Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Soil Classification		Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition	%	"	

352
SF *

Date _____

Page 2 of 3
HHE-200 Rev. 02/11

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
Division of Environmental Health
(207) 287-2070 FAX (207) 287-4172

Town, City, Plantation

Street, Road, Subdivision

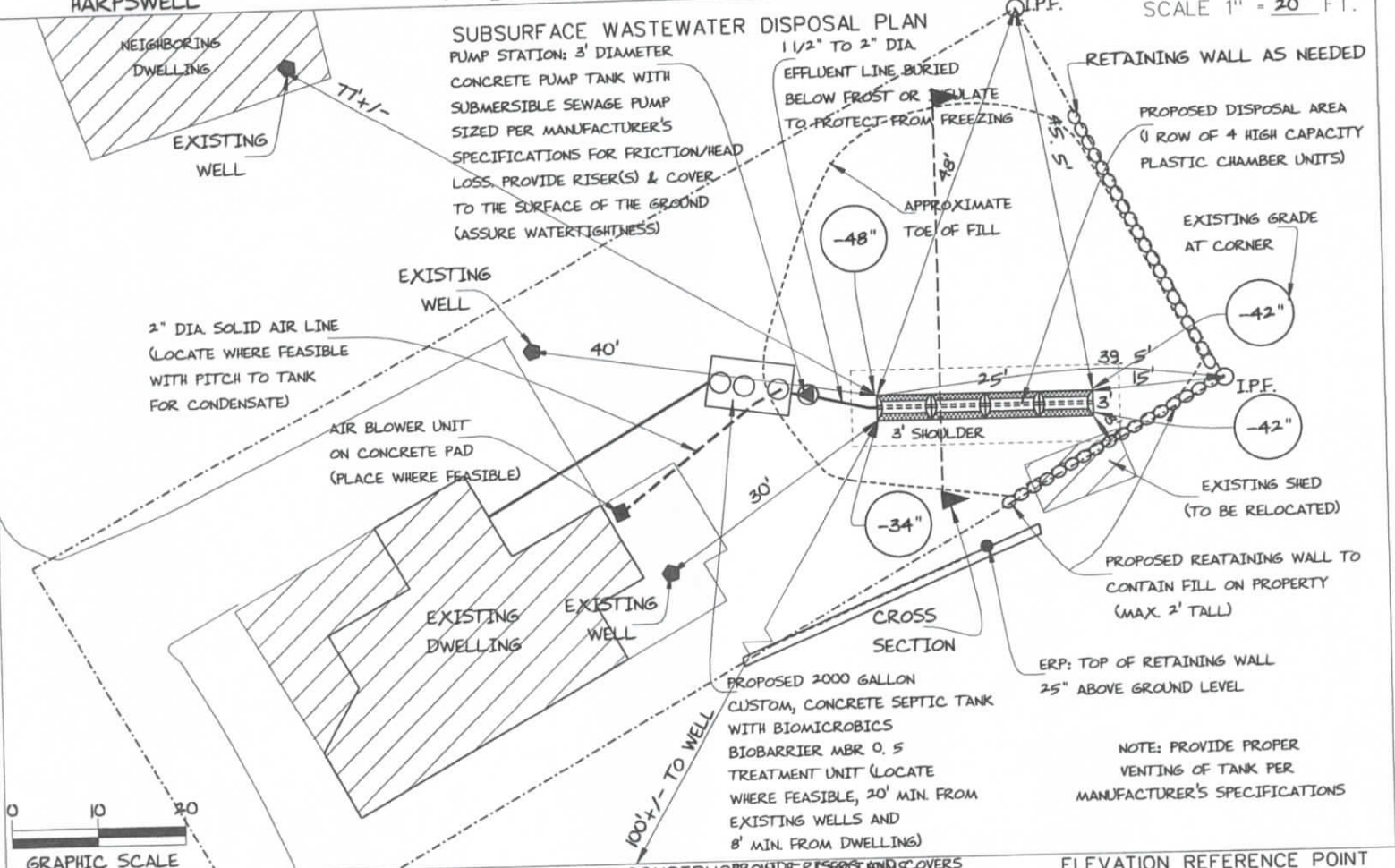
Owner's Name

HARPSWELL

118 LOOKOUT POINT ROAD

DAVID TASSINARI

SCALE 1" = 20' FT.



FILL REQUIREMENTS

Depth of Fill (Upslope)

= 8" - 16"

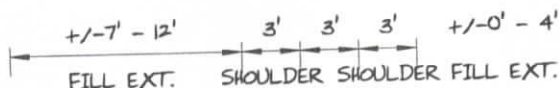
Depth of Fill (Downslope)

= 16" - 22"

DEPTHS AT CROSS-SECTION (shown below)

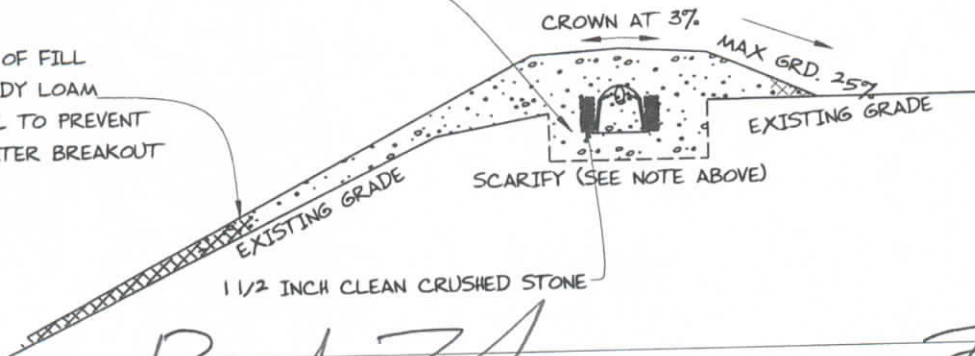
NOTE: THOROUGHLY SCARIFY UNDER ENTIRE DISPOSAL FIELD, SHOULDER AREA, & FILL EXTENSION AREA PRIOR TO FILL PLACEMENT; THEN BLEND FIRST 6" LIFT OF FILL INTO EXISTING SOIL SURFACE TO PROMOTE MIXING

DISPOSAL AREA CROSS SECTION



GRAVELLY COARSE SAND

CAP TOE OF FILL WITH SANDY LOAM MATERIAL TO PREVENT WASTEWATER BREAKOUT



ELEVATION REFERENCE POINT

Location & Description TOP OF RETAINING WALL (PAVER), 25" ABOVE GRADE

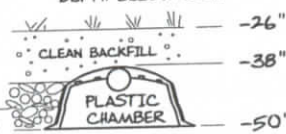
Reference Elevation is: 0.0' or -----

SCALE:

VERTICAL: 1" = 5 FT

HORIZONTAL: 1" = 10 FT

DEPTH BELOW ERP.



Site Evaluator Signature

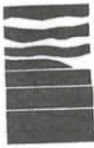
352

SE *

Date

Page 3 of 3
HHE-200 Rev. 02/11

ALBERT FRICK ASSOCIATES - 380B MAIN STREET; GORHAM, MAINE 04038 - (207) 839-5563



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
380-B Main Street Gorham, Maine 04038
(207) 839-5563

HARPSWELL

118 LOOKOUT POINT ROAD

DAVID TASSINARI

TOWN

LOCATION

APPLICANT'S NAME

- 1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Division of Health and Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system Installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.
- 2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system Installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and Minimum Lot Size law) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations. Prior to the commencement of construction/installation, the local plumbing inspector or Code Enforcement Officer shall inform the owner/applicant and Albert Frick Associates, Inc of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.
- 3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.
- 4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank. Risers and covers should be installed over the septic tank outlet per the "Rules" to allow for easy maintenance of filter.
- 5) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years.
The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine or water treatment backwash and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.
- 6) All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion to within 6" of a finished ground surface. Vehicular traffic over disposal system is prohibited unless specifically designed with H-20 rated components.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

TOWN	LOCATION	APPLICANT'S NAME
HARPSWELL	118 LOOKOUT POINT ROAD	DAVID TASSINARI

7) The actual waste water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed

8) The general minimum setbacks between a well (public or private) and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum pitch requirements. In gravity systems, the invert of the septic tank(s) outlet(s) should be at least 4 inches above the invert of the distribution box outlet at the disposal area.

10) When an effluent pump is required: Pump stations should be sized per manufacturer's specifications to meet lift requirements and friction loss. Provisions shall be made to make certain that surface and ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and lid at or above grade. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a 'T' connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

11) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. Additional fill beyond indicated on plan may be necessary to replace organic matter. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling or scarifying with teeth of backhoe to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential settling). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.

12) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more than 5% fines (silt and clay). Crushed stone shall be clean and free of any rock dust from the crushing process.

13) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

14) Seed all filled and disturbed surfaces with perennial grass seed, with 4" min. soil or soil amendment mix suitable for growing, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system. Woody trees or shrubs are not permitted on the disposal area or fill extensions.

15) If an advanced wastewater treatment unit is part of the design, the system shall be operated and maintained per manufacturer's specifications.



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
380B Main Street Gorham, Maine 04038
(207) 839-5563



Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION Town of Harpwell
Property Owner's Name: David Tassinari Tel. No.: 653-9470
System's Location: 118 Lookout Point Road
Property Owner's Address: C/o Stephen Pondelis 81 Bridge Street #402, Yarmouth Zip Code 04096
e-mail address: _____

The subsurface wastewater disposal system design for the subject property requires a ☒ replacement system variance ☐ first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires ☐ local approval ☒ local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)

SECTION OF RULE

1. See Sheet Attached
2. _____
3. _____

8

SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

I, Brady Frick, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

Brady Frick
SIGNATURE OF SITE EVALUATOR

7/6/2020
DATE

PROPERTY OWNER

I, STEPHEN PONDELIS, ARCHITECT, am the ☐ owner ☒ agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

Stephen Pondelis
☐ SIGNATURE OF OWNER
☒ AGENT FOR THE OWNER

8/1/2020
DATE

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (☐ does ☐ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (☐ do ☐ do not) approve the requested variance. I (☐ will ☐ will not) issue a permit for the system's installation as proposed by the application.

LPI Signature_____
Date**LOCAL PLUMBING INSPECTOR - Referral to the Department**

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (☐ does ☐ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (☐ do ☐ do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature_____
Date**FOR USE BY THE DEPARTMENT ONLY**

The Department has reviewed the variance(s) and (☐ does ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT_____
DATE

Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT
WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

CHARACTERISTIC		POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
TOTAL POINT ASSESSMENT:		

Minimum Points (Check One): ☐ Outside Shoreland Zone-50 ☐ Inside Shoreland Zone-65 ☐ Subdivision-65

DISPOSAL SYSTEM VARIANCE REQUEST ATTACHMENT**Table 8A****Setback Distances for Replacement System, Limits of LPI Authority**

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
SOILS							inches	
Soil Profile	Ground Water Table						inches	
Soil Condition	Restrictive Layer						inches	
from HHE-200	Bedrock							
Site Features vs. disposal system components of various sizes	Disposal Fields (total design flow)			Septic Tanks and Holding Tanks (total design flow)			Disposal Fields	Septic Tanks
	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft	300 ft	300 ft	150 ft	150 ft	150 ft	264' +/-	
Potable Supply Well	100 down to 60 ft	200 down to 100 ft	300 down to 150 ft	50 down to 25 ft [a]	100 down to 50 ft [a]	100 down to 50 ft	30', 40', 77'	20'
Water supply line	10 ft	20 ft	25 ft	10 ft	10 ft	10 ft		
Water course, major [c]	100 down to 50 ft	200 down to 120 ft	300 down to 180 ft	100 down to 25 ft [a]	100 down to 50 ft	100 down to 50 ft		
Water course, minor [c]	50 down to 25 ft	100 down to 50 ft	150 down to 75 ft	50 down to 25 ft	50 down to 25 ft	50 down to 25 ft		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Slopes greater than 3:1	10 ft	18 ft	25 ft	N/A	N/A	N/A		
No full basement [e.g. slab, columns, posts]	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Full basement [below grade foundation, frost wall]	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Property lines	10 down to 5 ft [b]	18 down to 9 ft [b]	20 down to 10 ft [b]	10 down to 4 ft [b]	15 down to 7 ft [b]	20 down to 10 ft [b]	3'	
Burial sites or graveyards boundaries, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		
Stormwater infiltration systems	100 down to 60 feet	200 down to 120 feet	300 down to 180 feet	100 down to 50 feet	100 down to 50 feet	100 down to 50 feet		
Wetponds, retention ponds, and detention basins (excavated below grade); Soil filters underdrained swales, underdrained outlets, and similar structures	50 down to 25 feet [d]	100 down to 50 feet [d]	150 down to 75 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]		
Stormwater detention basins (basin bottom at, or above, predevelopment grade)	25 down to 12 feet	50 down to 25 feet [d]	75 down to 35 feet [d]	25 down to 12 feet	25 down to 12 feet	25 down to 12 feet		
OTHER								
1. To utilize a 2' tall retaining wall at edge of 3' shoulder/property line to contain fill on property								
2.								
3.								

Notes:

- [a] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the LPI's presence and shown to be watertight pursuant to water tightness standards found in Section 6(H)(8) or of monolithic construction.
- [b] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.
- [c] All ground disturbance or clearing of woody vegetation necessary for the installation of a subsurface wastewater disposal system that occurs within 100 feet of the normal high water mark of a major or minor water body/course must comply with these Rules pertaining to work adjacent to or within wetlands and water bodies (for more details, see Section 12).
- [d] The reduced setback distance may be further reduced down to 12 feet if the stormwater structure has an impervious liner and the fill extensions do not encroach onto the stormwater structure.